



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:33:37  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660018750 <b>Parcel ID</b> 000000-00-0-00180-001-0007 <b>Cadastral ID</b> 21-21-16-01960 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 256073 JACOBSON, BYRON SEAN &  DAWN RENEE 12044 E MAPLE CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 12044 E MAPLE CT <b>Subdivision</b> CONCORD WOODS AMD 2 <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 21 / 21 / 16 / 5 <b>Neighborhood</b> 1208 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.28134879 -95.61315168 LOT 7 BLOCK 1 CONCORD WOODS AMD 2																																																																																																																				
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Lot Data		Lot - NBHD 1208 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.3058	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	SIZE	0
Method	Lot	
Base Lot Value	144,000.00 x .44 =	63,648
Factor Value		
Adjustments	1.0000	
Lot Value		63,648



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	2,031 / 4,062
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,031
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	448 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1988 / 29

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	456,640 112.42 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	450,870 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	306,665
Lot Value	63,648
Indicated Value	370,313 91.17 Per SqFt
Agland Value	
Site Improvements	33,052
Total Value	403,365 99.30 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.72	Total Misc Impr	+ 13,311				
Roofing Adj	+ 2.68	Garage Cost	+ 18,346				
Subfloor Adj	+ -1.70	Total RCN	= 464,991				
Heat/Cool Adj	+ 14.47	Depreciation ( 36%)	- 167,397				
Plumbing Adj	+ 5.51	Lump Sums	+ 9,071				
Basement Adj	+ 0.00	RCNLD	= 306,665				
Adj Base Cost	= 106.68	Lot Value	+ 63,648				
Total Area	x 4,062	Indicated Value	= 370,313				
Adjusted Cost	= 433,334	Value Per SqFt	91.17				

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	45560	40x6		240	28.67		6,881
WODO	WOOD DECK - OPEN	45561	559		559	19.09	15%	9,071



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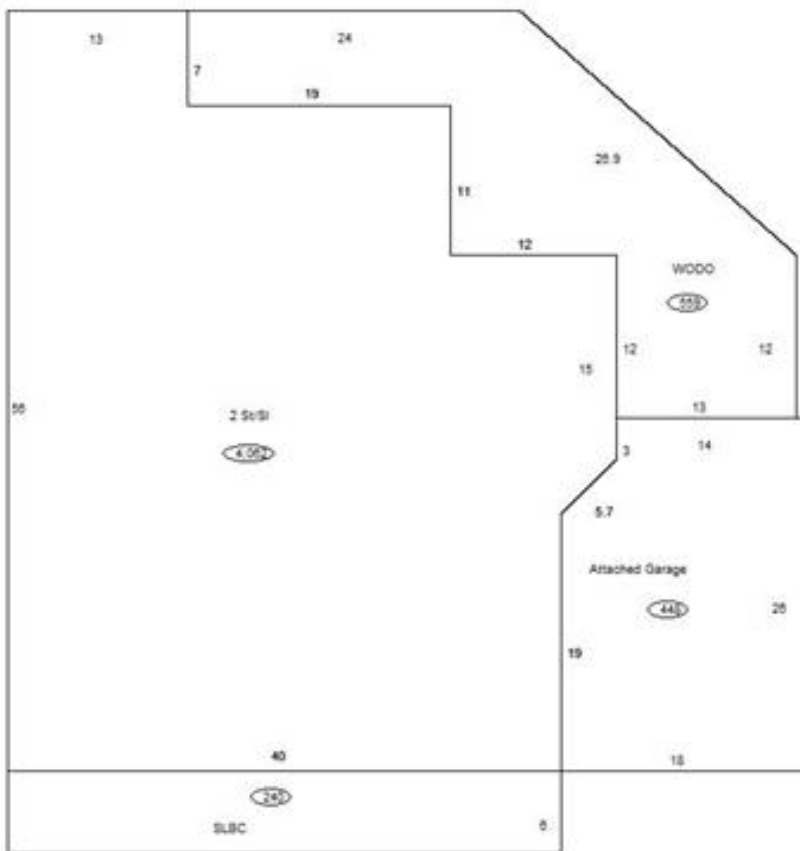
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### Sketch Image

660018750



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	2,031	2.000	4,062
2	G	1	Slab	10	Attached Garage	448	1.000	448
3	M	PRCH		10	SLBC	240	1.000	240
4	M	WODO		10	WODO	559	1.000	559
<b>Total Building Area</b>						<b>2,031</b>		<b>4,062</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			960	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.28 x 960)		30,029			30,029	12,012	18,017
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30,000.00 x 1)		30,000			30,000	15,000	15,000
	LT	LEAN-TO	3x4x0			12	
	Qual	2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.92 x 12)		35			35		35